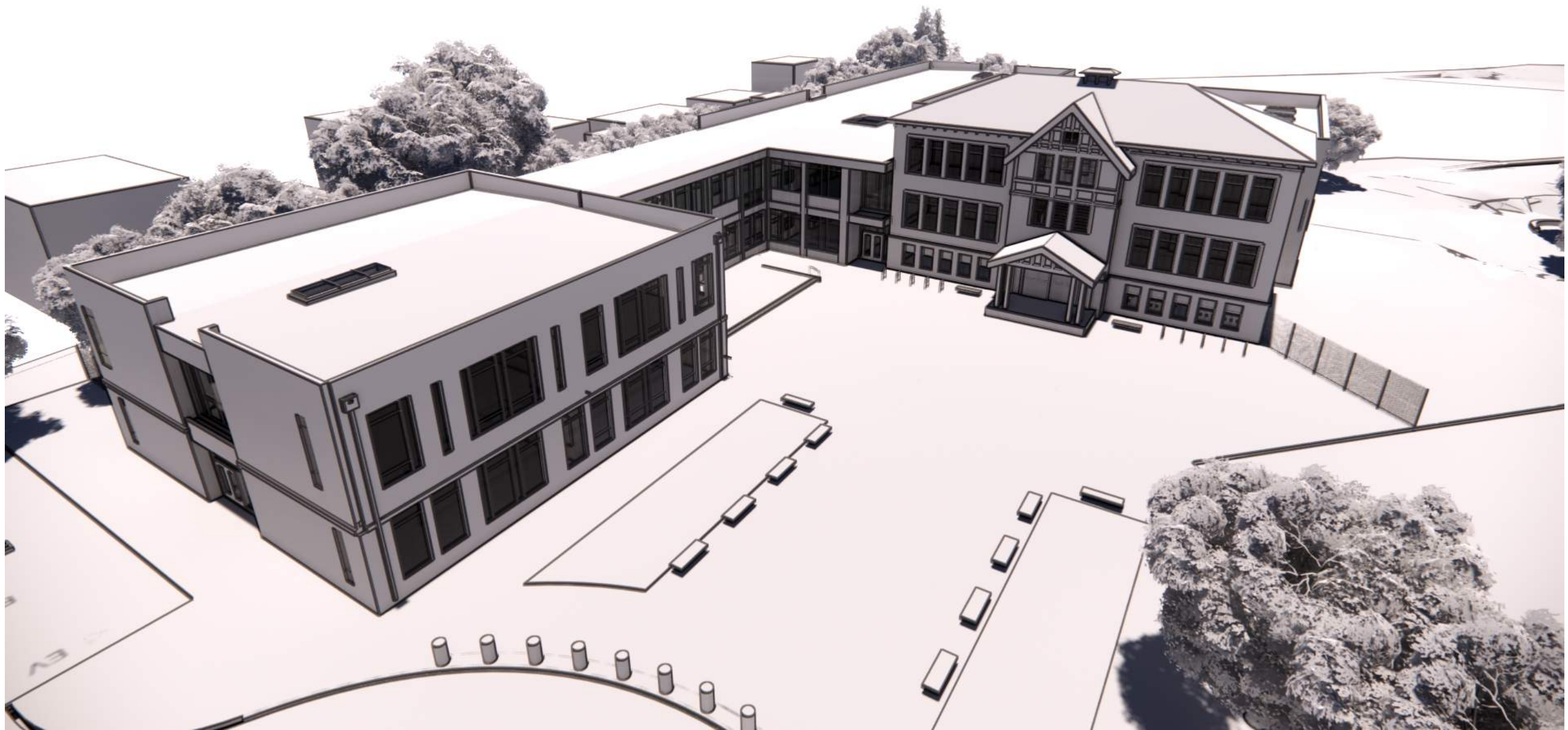


# VAN ASSELT SCHOOL ADDITION /

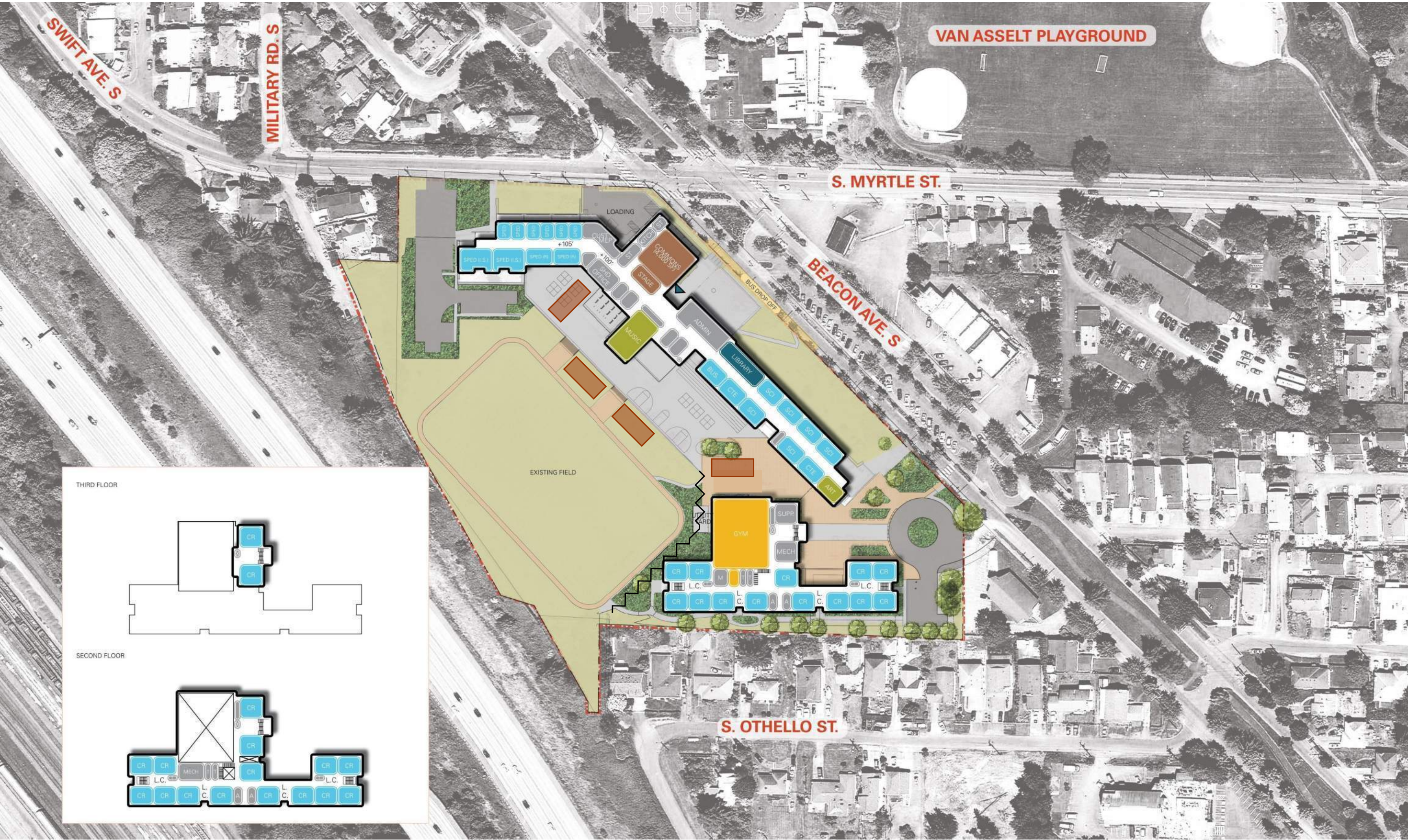
Seattle Landmarks Preservation Board  
Architectural Review Committee Meeting

November 13, 2020





# SELECTED OPTION - SITE PLAN

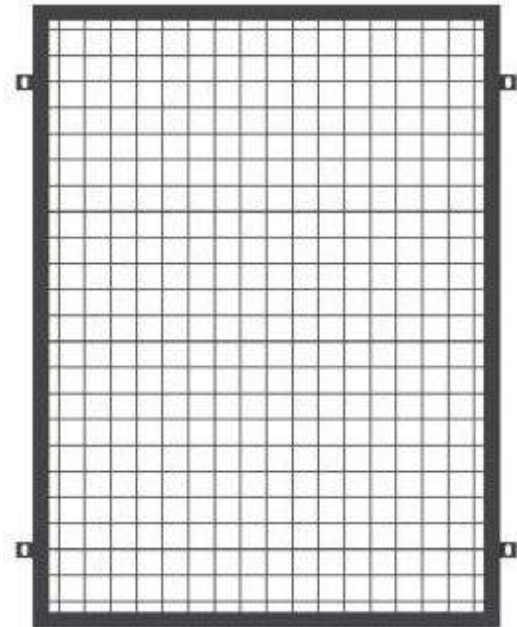




## 1909 BUILDING - SCOPE OF WORK

- Windows
- Exterior Envelope
- Systems: General Approaches
- Interior Finishes

# WINDOWS



VANDAL PROOF METAL MESH



## Window Restoration Scope of Work:

- Removing or encapsulating asbestos containing glazing putty
- Painting exterior frames and sashes (color TBD)
- Replacing hardware or fixing window sash in place
- Replacing broken glazing with in-kind material
- Adding new weather stripping
- Removing and patching surface rot
- Replacing rotten wood members for windows with structural deficiencies
- Finish touch up on the inside frame, sashes, and wood trim
- Obscure glazing at basement floor windows at the south and southeast facade (looking into the boiler room).
- Install vandal proof metal mesh at all basement floor windows (interior side) - except for south basement level windows.



# EXTERIOR ENVELOPE



## Exterior Envelope Scope of Work:

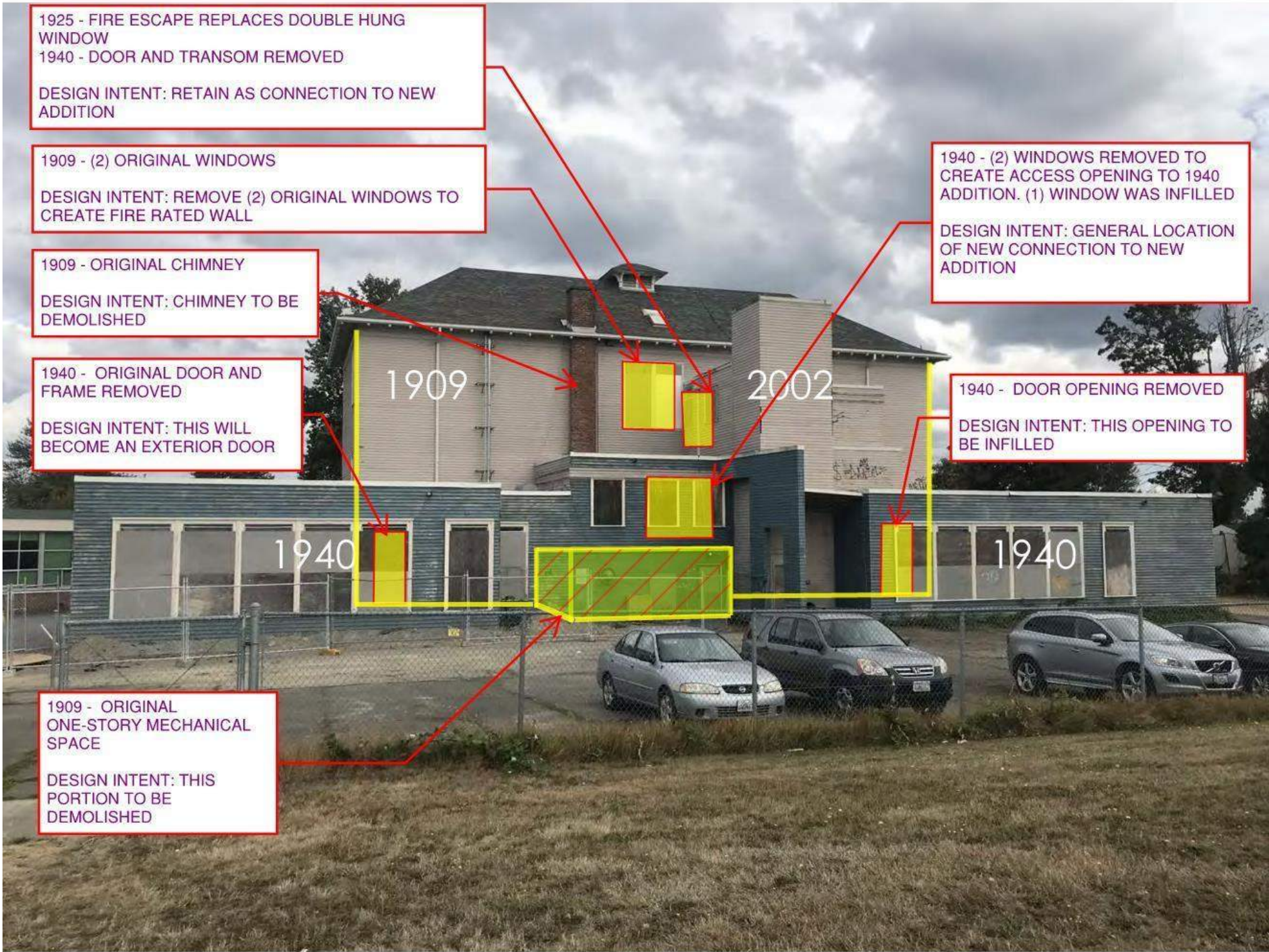
- Patching or replacing damaged wood siding with in kind material.
- Repainting siding, fascia boards, and wood trim (color TBD).
- Repainting concrete foundation walls (color TBD).
- Replacing exterior doors to match original panel and half-light; Providing hardware per district standards.
- Removing (3) exterior modern light fixtures (flood lights) from the face of the building.
- Preserving existing sign 'Van Asselt Public School'.



EAST ELEVATION

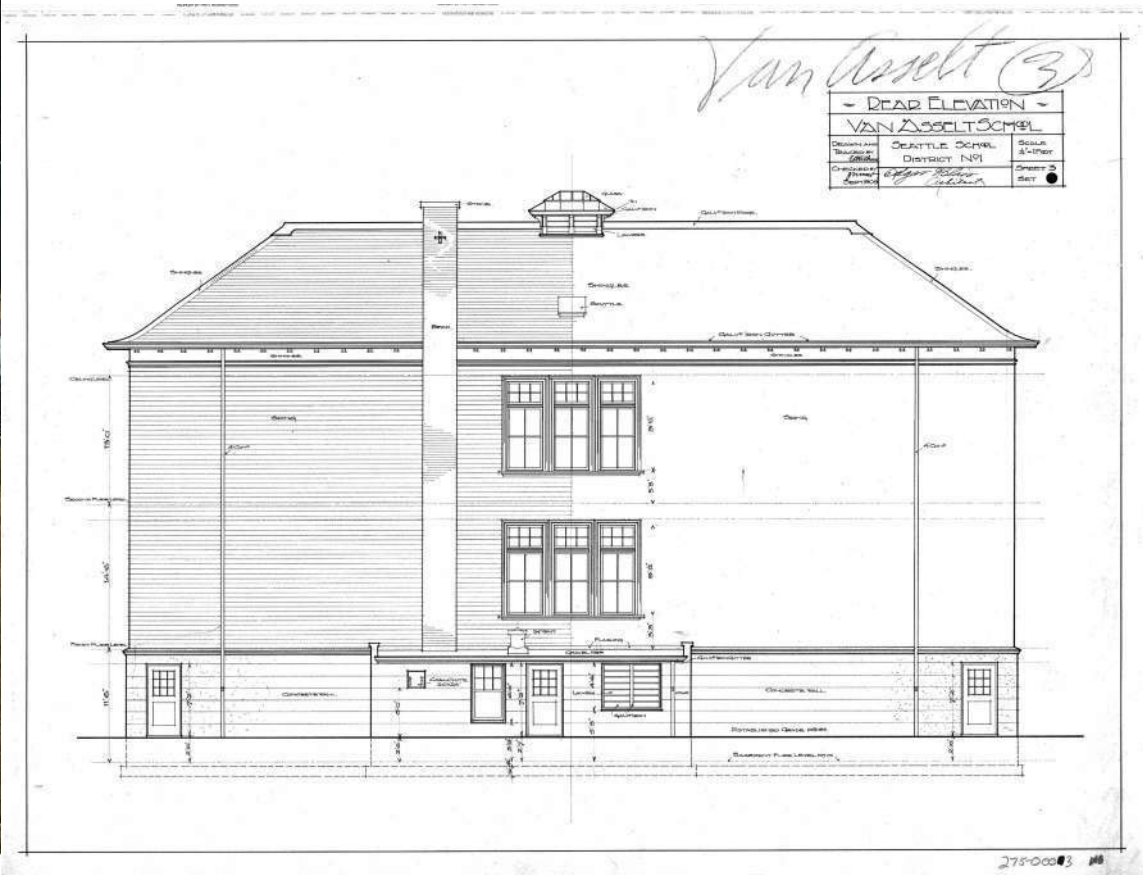


# EXTERIOR ENVELOPE



## Exterior Envelope Scope of Work: (West Elevation)

- Pending code interpretation by SDCI: May have to provide new firewall between 1909 and new addition. However if no firewall is required at this location we may be able to expose wood siding.
- See diagram for detailed scope of work.

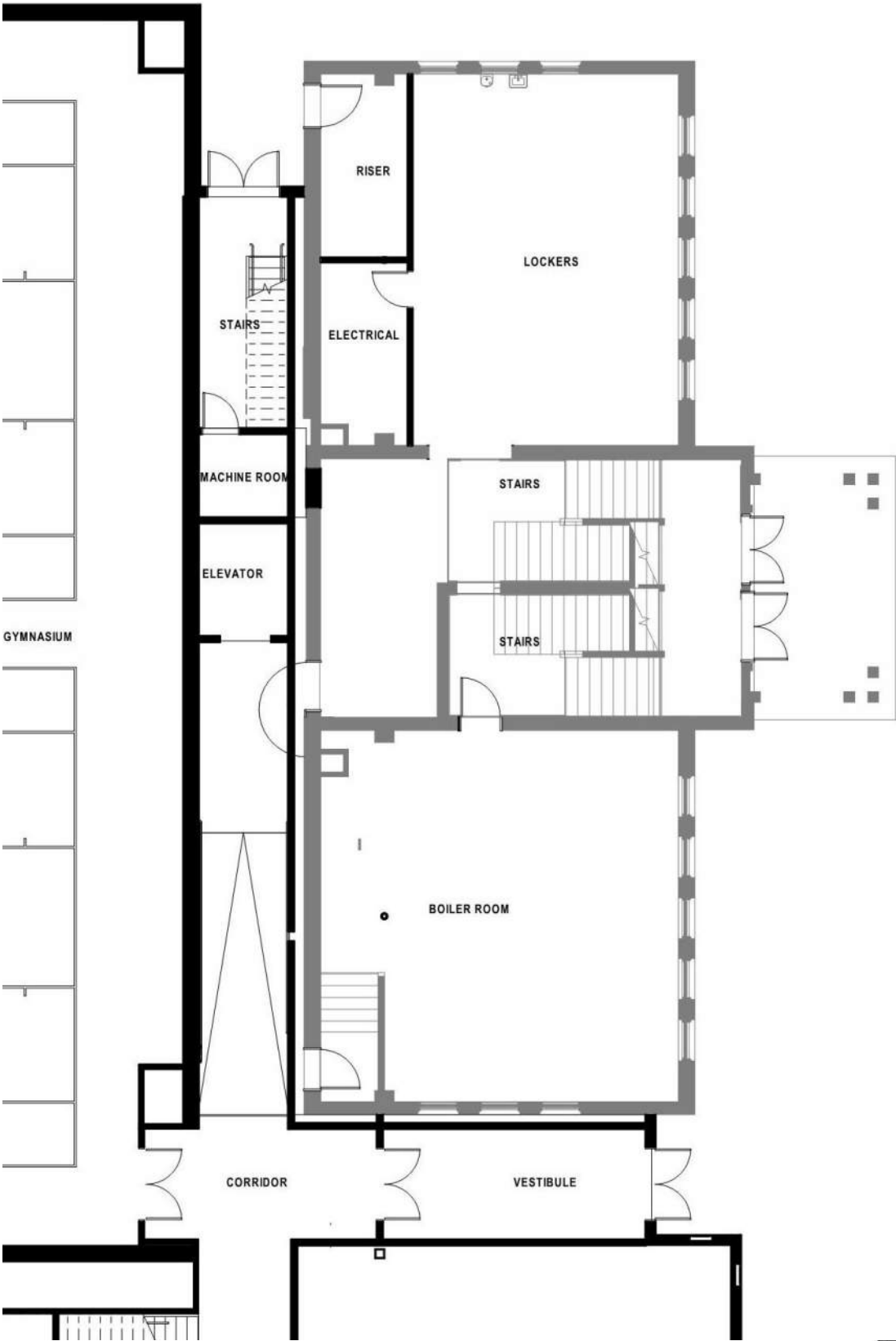


WEST ELEVATION

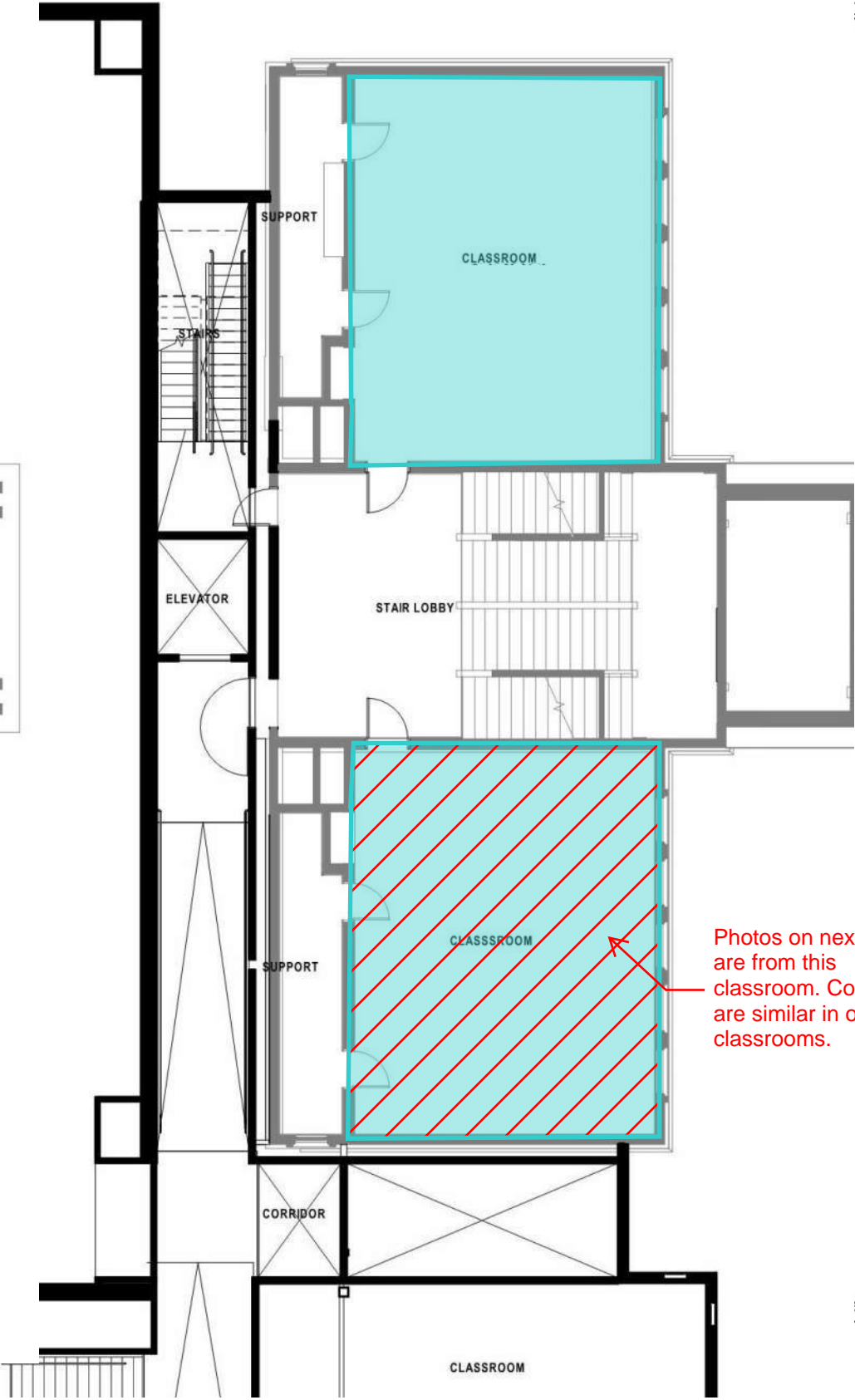
VAN ASSELT SCHOOL ADDITION /



# SYSTEMS APPROACH - CLASSROOMS

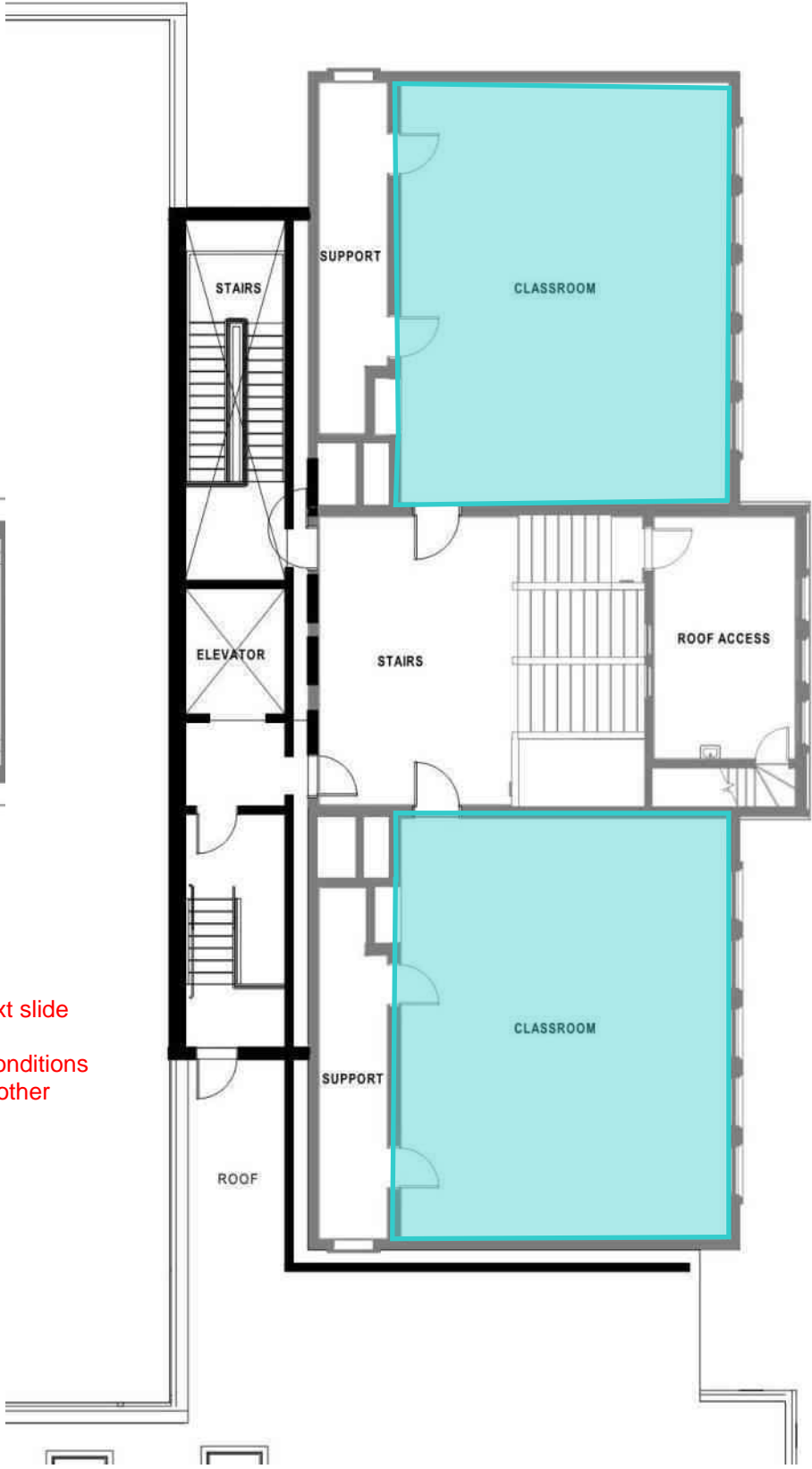


FIRST FLOOR (BASEMENT)



SECOND FLOOR

Photos on next slide are from this classroom. Conditions are similar in other classrooms.



THIRD FLOOR



SYSTEMS APPROACH - CLASSROOMS



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



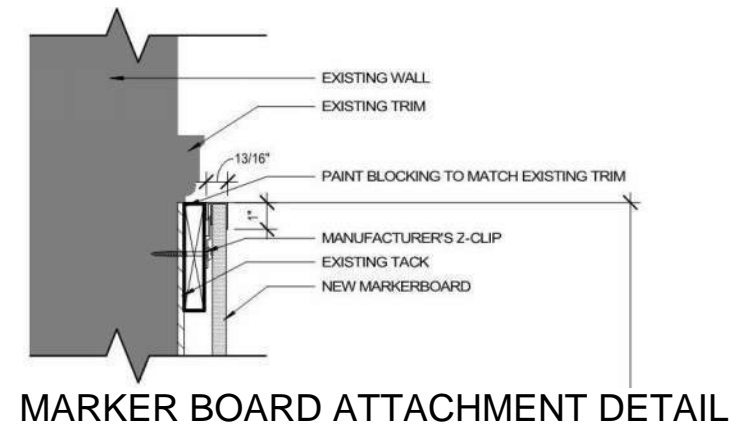
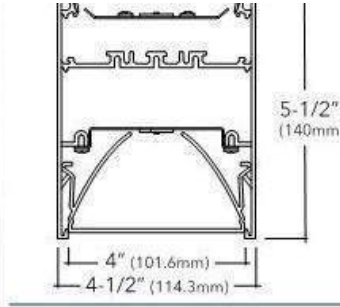
WEST ELEVATION



# SYSTEMS APPROACH - CLASSROOMS



PENDANT LIGHT FIXTURE



MARKER BOARD ATTACHMENT DETAIL



RADIATOR

## Classroom Scope of Work

### Architectural:

- Retain, patch and repair original materials, where possible, at walls and floors.
- Remove existing ceiling tiles and plaster; replace with new drywall and acoustic treatment.
- Patch and paint plaster walls, and previously painted wood trim and plaster molding.
- New marker boards installed on top of existing chalkboards at teaching wall.

### Structural:

- Minor seismic upgrades at wall to floor connections.

### Electrical:

- Install new light fixtures
- Install new power and data
- Install new projector at teaching wall
- Route electrical systems through wall/ceiling cavities where practical; some exposed systems may be required.

### Mechanical:

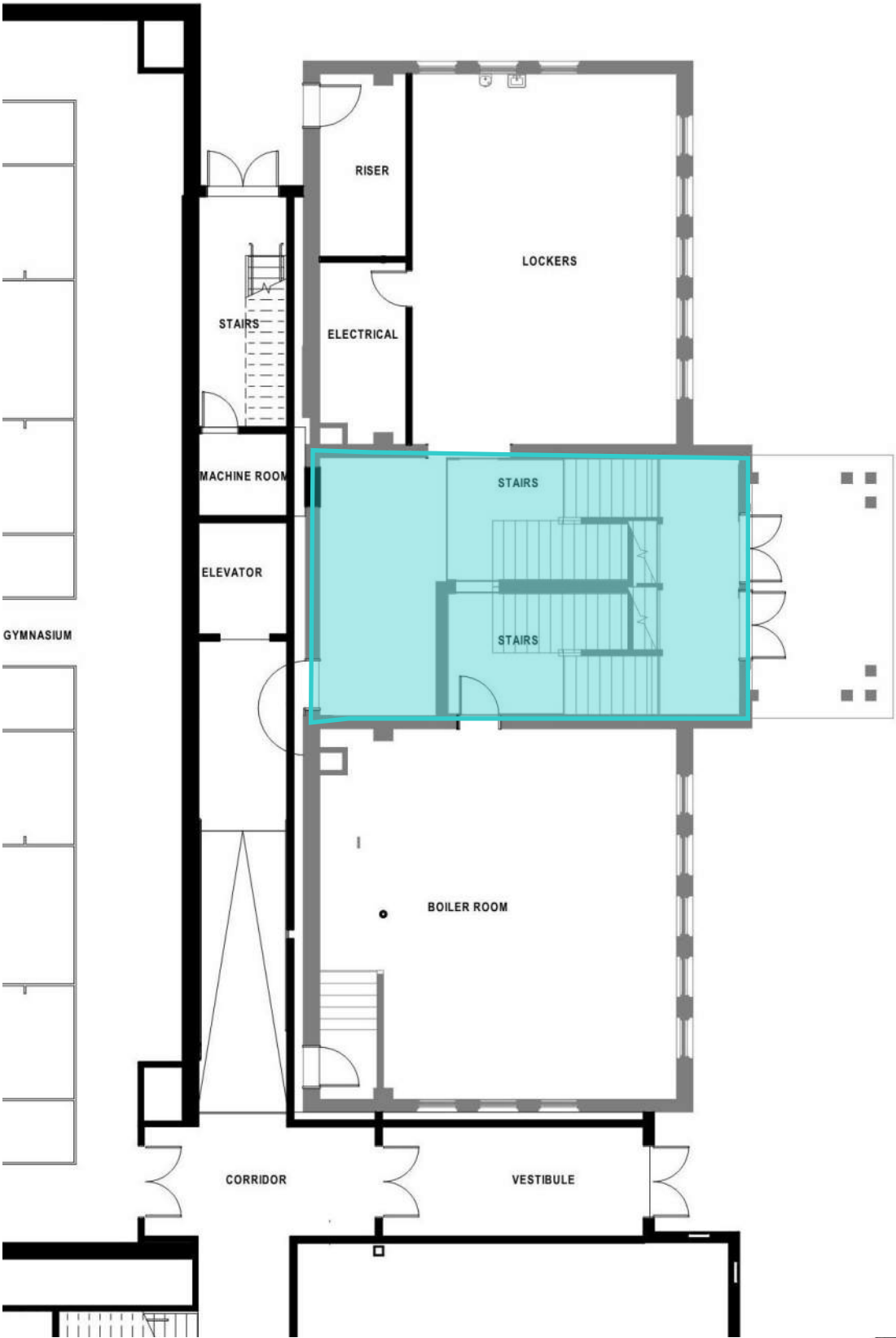
- New ventilation grills located at top of west wall.
- New radiator located at east wall below the window sills.
- New ducts located in Support space.
- Sprinkler system to be exposed at ceiling.



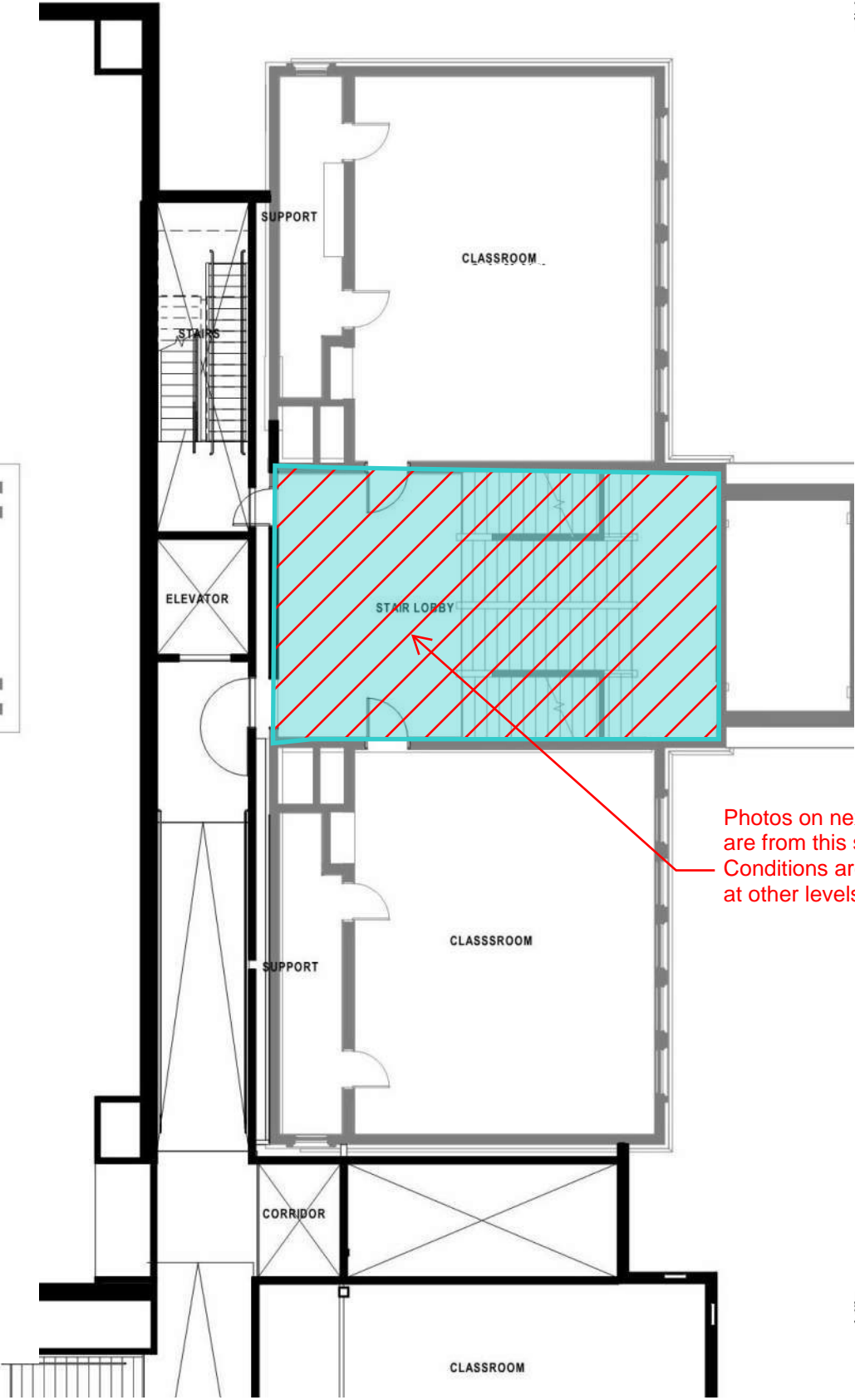
CONCEPT RENDERING OF RESTORED CLASSROOM



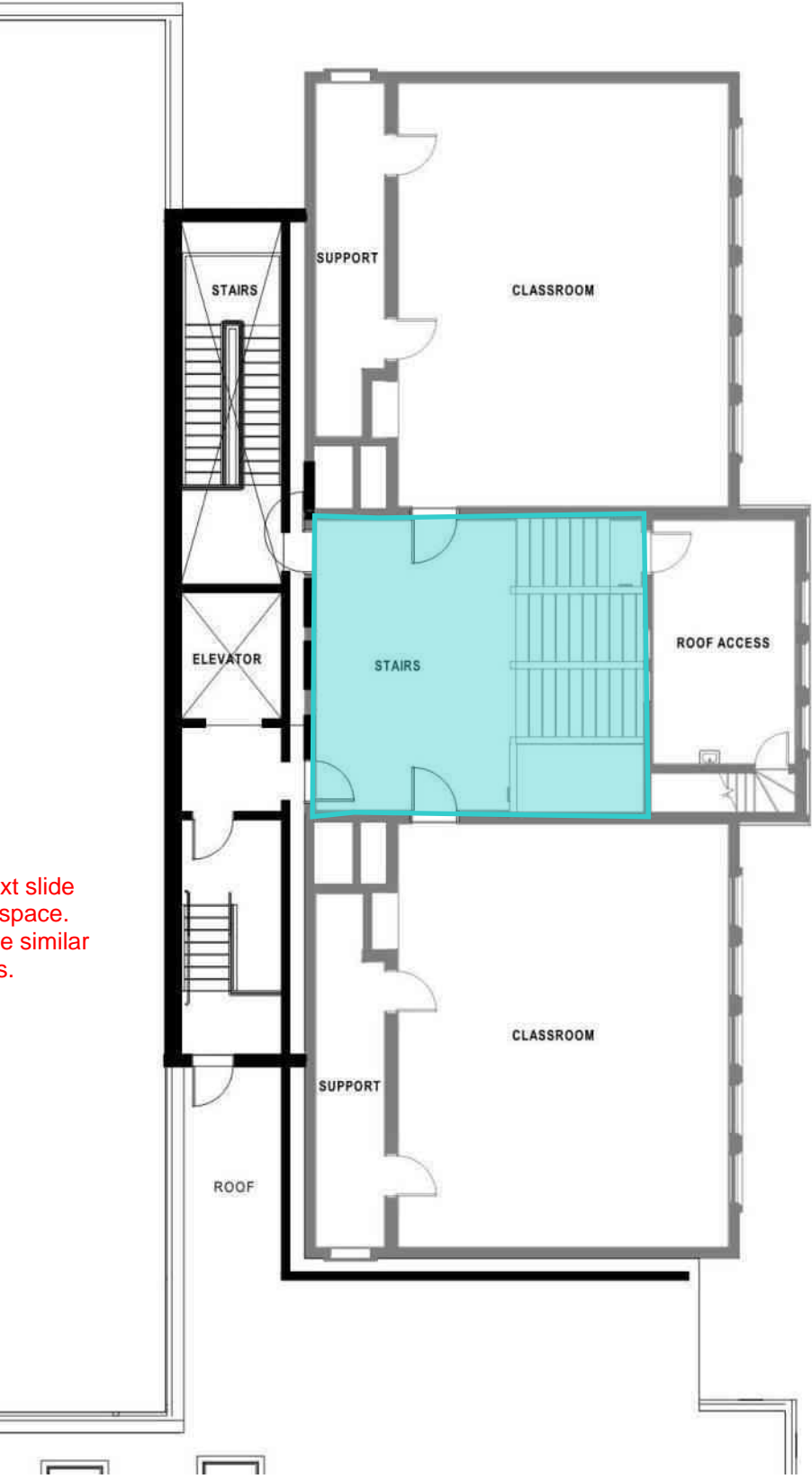
# SYSTEMS APPROACH - MAIN STAIR



FIRST FLOOR (BASEMENT)



SECOND FLOOR



THIRD FLOOR



# SYSTEMS APPROACH - MAIN STAIR



NORTH ELEVATION



EAST ELEVATION



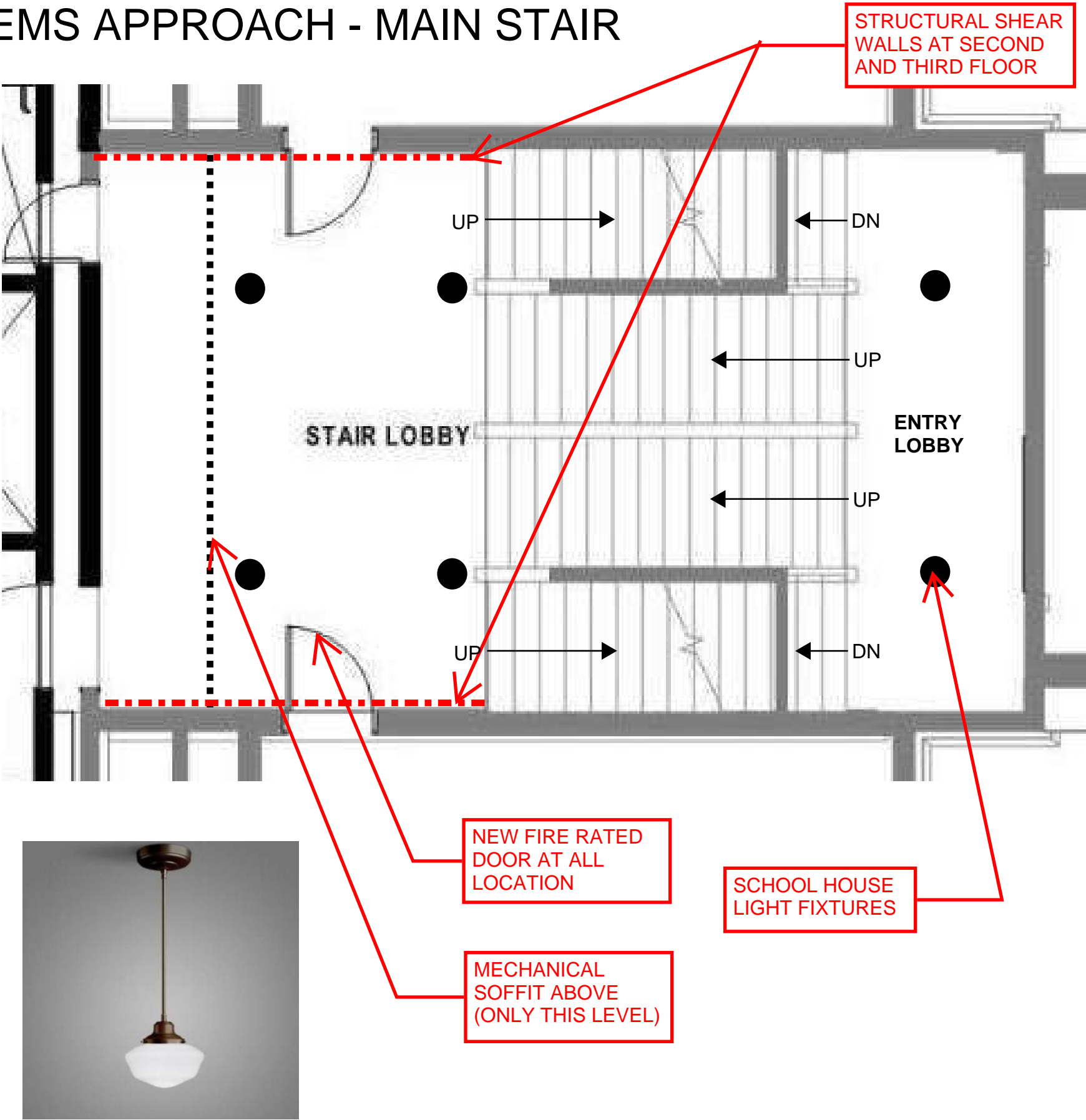
SOUTH ELEVATION



WEST ELEVATION



# SYSTEMS APPROACH - MAIN STAIR



## Main Stair Scope of Work

Architectural:  
-Retain, patch and repair original material at walls, floor, and ceiling.  
-Detail guardrail/handrail to meet code requirements (detail TBD).

Structural:  
-Add seismic shear wall at portions of north and south walls; provide new plaster to match existing where plaster is removed.

Electrical:  
-Provide new light fixtures.  
-Route electrical systems through wall/ceiling cavities where practical; some exposed systems may be required.

Mechanical:  
-New duct routing will require soffit at west wall.

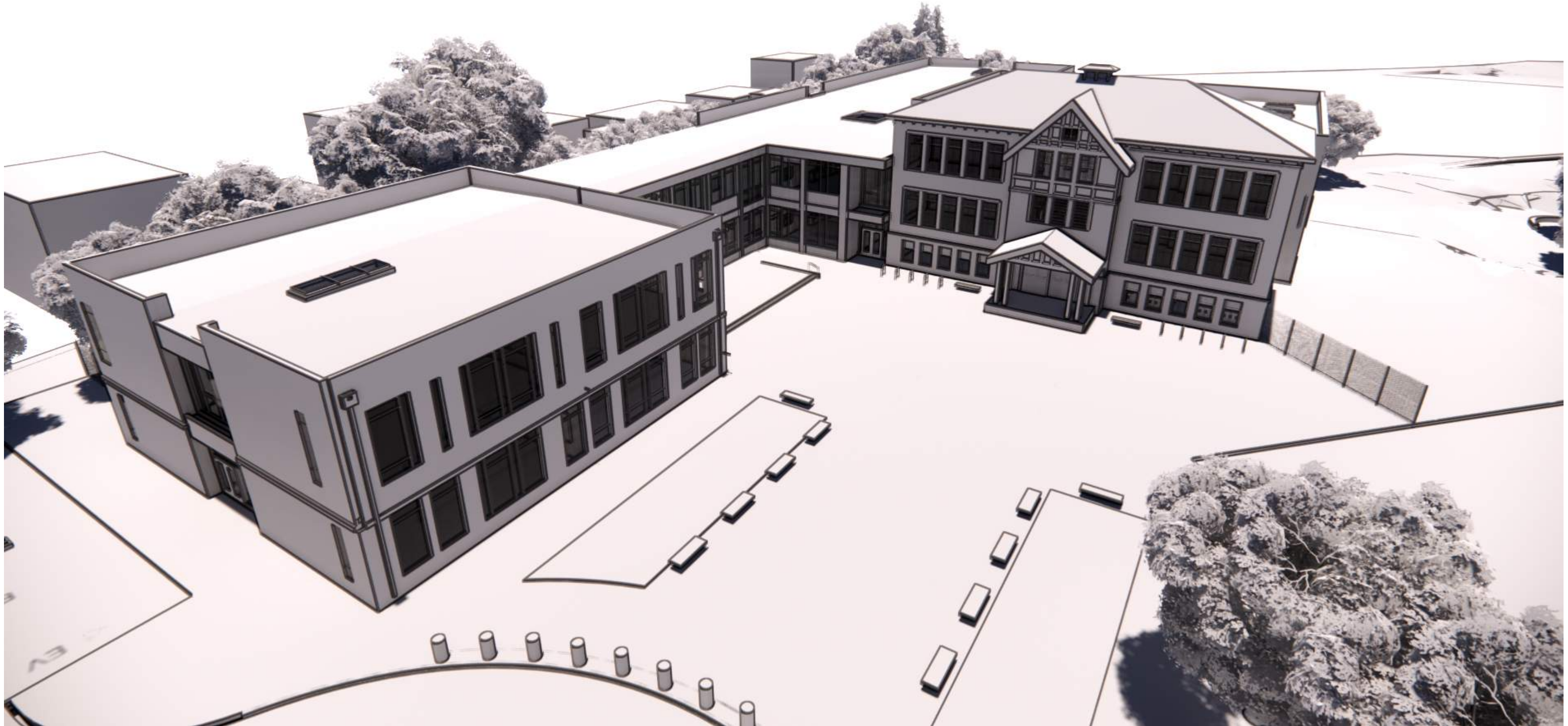


NEW ADDITION

-Exterior Elevation Studies



# EXTERIOR ELEVATION STUDIES - NORTHEAST PERSPECTIVE





# EXTERIOR ELEVATION STUDIES - EAST





# EXTERIOR ELEVATION STUDIES - ENTRY COURTYARD



EAST COURTYARD ELEVATION - ENTRY



EAST COURTYARD ELEVATION - DATUM STUDY



# EXTERIOR ELEVATION STUDIES - ENTRY COURTYARD



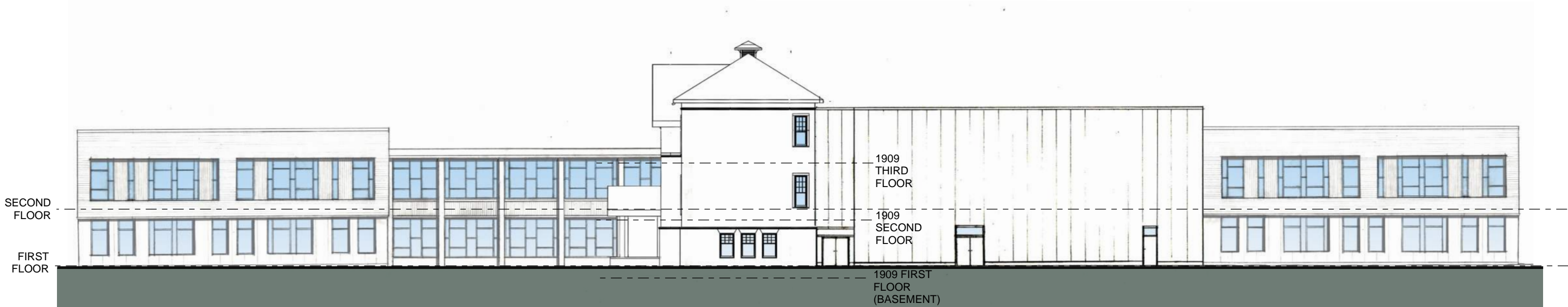
EAST COURTYARD ELEVATION - ENTRY



NORTH COURTYARD ELEVATION



# EXTERIOR ELEVATION STUDIES - NORTH



NORTH ELEVATION



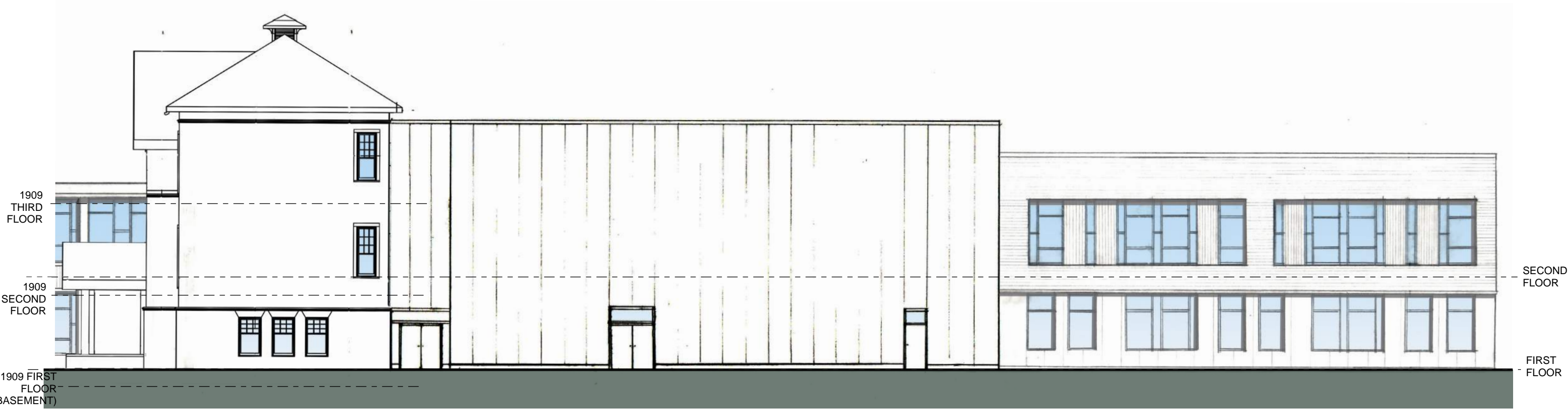
NORTH ELEVATION - EAST SECTION



# EXTERIOR ELEVATION STUDIES - NORTH



NORTH ELEVATION



NORTH ELEVATION - WEST SECTION



THANK YOU